

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

**January 7, 2010**



**FP 09-17: proposed Final Plat of Bryan Mid-Towne Apartments Subdivision**

**SIZE AND LOCATION:** 8.82 acres of land out of John Austin League, A-2 adjoining the southeast side of Osborn Lane between Prairie Drive and North Earl Rudder Freeway

**EXISTING LAND USE:** vacant land

**ZONING:** Commercial District (C-3) with Conditional Use Permit authorizing apartment development (case no. CU09-16, approved July 16, 2009)

**APPLICANT(S):** Bryan Mid-Towne Apartment Homes L.P.

**AGENT:** Jed Morris, P.E.

**STAFF CONTACT:** Randy Haynes, Project Planner



**PROPOSED SUBDIVISION:**

The proposed final plat creates a one lot subdivision on previously unplatted land. The applicants/developers have plans to develop an 80 unit apartment project on the tract. During the review process, the SDRC verified that adequate water and sewer infrastructure already exists to accommodate the planned development. Osborn Lane is a major collector road and will safely handle the increased traffic.

**RECOMMENDATION:**

The proposed final plat conforms to all requirements of applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed final plat.